

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

August 27, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, Al White, and one unit owner.

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

Comments from the Floor:

Q.: Some people are not picking up after their pets.

A.: Report these instances to the Board and the offenders will be fined.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the August 13 meeting. Vote: Passed.

Finances:

- As of today, we have \$24,819.54 in checking and \$168,154.71 in reserves for a grand total of \$192,974.25.
- As of today, we have arrearages of \$1,447 involving four unit owners.
- One of our CD's matured today and was renewed for a seven-month term. We keep a good portion of our reserve funds in CD's in order to earn more interest than a regular savings account would pay.

Landscaping:

- The arborist reported five trees were diseased and needed to be removed but specifically identified only four of them. Upon investigation, the fifth tree is a dogwood in front of Building 7. We received two quotes to remove the five trees but will hold off until we can identify suitable replacements for them.
- We have a lot of nut sedge grass in some areas of the property and our landscaper needs to address this.
- We are in discussion about over-seeding, liming, and aerating our lawn areas this fall.
- We are looking to replace the three smoke bushes on the property with less messy alternatives.

Grounds/Property:

- We still need to have catch basins inspected.
- The city has not shared any further information about the changeover in trash removal companies.
- Trustees discussed the pock marked sidewalks. There seems to be no permanent repair alternatives available and we are not prepared to completely redo the walks. We will engage in watchful waiting.
- All damaged deck stairs have been repaired.
- Deck skirting project at Building 11 has been completed.
- In the spring, gutters and downspouts were cleaned but not repaired. This fall, they will be cleaned and repaired.
- Charter Cable replaced the cable boxes on Buildings 4 and 7 with much smaller boxes resulting in noticeable unsightly gaps in the siding. We are trying to get them to correct this problem
- We may replace more outside faucets this fall depending on availability of funds.

- We are still looking to paint outside lamp posts as well as cellar window frames.

Buildings:

- Building 1 roof replacement is being done this week. Once that is finished, we will install new front entrance lights and deal with the peeling paint on the front doors.
- We considered replacing deck skirting at Building 3 but many of the decks currently are surrounded with overgrown plants and weeds as well as personal property.
- We need to look into relocating the front doorbell system in Building 1. The mechanics of the system need to be placed in a more accessible location.
- We received four quotes to add rails to the front of Building 10. A motion was made and seconded to hire Blanchard Remodeling to install RDI vinyl rails in front of Building 10 at a cost of \$5,200. Vote: Passed. AI will contact Blanchard Remodeling to start the process.
- We are planning to have the charm stone on the front of several buildings checked and repaired later this year.

Unit Issues:

- Several unit issues were discussed in Executive Session. We will contact several owners about issues that need to be resolved.
- New owners and renters will be invited to attend an informational meeting with the Trustees on September 17.

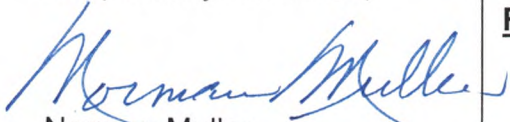
New Business:

- Future meetings: MONDAY, September 9 and Tuesday, September 24.

There being no further business, the meeting adjourned at 8:40 p.m.

Our next meeting will be on **MONDAY**, September 9, at 6:30 p.m. in the Meeting Room. Please note the change in the day of our next meeting.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Speed limit is still 10 MPH. Slow down!!
2. Pick up after your pets. No one wants your dog's droppings decorating their front walk or lawn.
3. Cool weather is coming. Start thinking about replacing smoke alarm batteries and furnace filters. If your smoke alarms are over 10 years old, they should be replaced. Have your dryer venting checked and cleaned if necessary.